<u>MINUTES OF THE REGULAR MEETING</u>
<u>OF THE FALL RIVER HOUSING AUTHORITY</u>
<u>HELD ON MONDAY, JULY 13, 2026</u>

The members of the Fall River Housing Authority met in Regular Session on Monday, July 13, 2026 at 4:30 o'clock p.m., at 85 Morgan Street, in the City of Fall River, Massachusetts.

The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

PRESENT	ABSENT
Stephen R. Long	Jason Burns
David Underhill	
Jo Ann Bentley	
John Medeiros	

There being a quorum present, business was transacted as follows:

<u>NOTICE OF MEETING</u>

Notice is hereby given in accordance with Section 20 (b) and Section 20 (c) of the Massachusetts General Laws (M.G.L.) Chapter 30A that the Regular Meeting of the members of the Fall River Housing Authority will be held at 4:30 p.m., on Monday, July 13, 2026, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY

Kevin Sbardella
Secretary

Dated: July 8, 2026

<u>CERTIFICATE AS TO SERVICE OF</u>
<u>NOTICE OF MEETING</u>

I, Kevin Sbardella, the duly appointed, qualified and acting Secretary of the Fall River Housing Authority, do hereby certify that on July 8, 2026, I filed, in the manner provided by Section 20(b) and Section 20(c) of the M.G.L. Chapter 30A, with the Clerk of the City of Fall River, Massachusetts, a NOTICE OF MEETING, of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority on this 13th day of July, 2026.

Kevin Sbardella
Secretary

CITIZEN INPUT

Chairman Long asked if anyone in the listening audience wished to speak during the Citizen Input time. Hearing none, Chairman Long moved onto Resident Input.

RESIDENT INPUT

Chairman Long asked if anyone in the listening audience wished to speak during the Resident Input time. Hearing none, Chairman Long moved onto the remainder of the Agenda.

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Regular Meeting held on June 8, 2026 were mailed to the Commissioners, it was in order to act upon same.

Commissioner Bentley made a motion to accept the minutes as presented and Commissioner Medeiros seconded the motion. It being brought to a vote, the minutes were unanimously accepted.

BILLS AND COMMUNICATIONS

Vouchers: The Secretary presented the June, 2026 vouchers as follows:

Projects	Check Nos.	Amounts
SECTION 8 VOUCHER	181420-182419	$2,253,005.88
	207914-207940	$34,230.80
	104359-104391	$51,671.00
FSS Escrows	0	$36,140.00
FEDERAL FUND	119336-119409	$737,360.92
ACH Vendors		$163,950.23
DD NRG		$72,977.42
DD National Grid		
DD Liberty Utilities		
PH FSS Escrows	0	$11,902.00
REVOLVING FUND	82537-82728	$2,023,362.48
ACH Vendors		$231,227.34
DD Liberty Utilities		
DD NRG		
FSS Escrows		
STATE FUND	9176-9180	$29,295.13
DD NRG		
DD National Grid		
200-C MOD	1997-2004	$897,480.73
	TOTAL	**$6,469,636.51**

Invoices to be paid: The Secretary presented the invoices to be paid as follows:

FEDERAL FUND	$2,278.92
REVOLVING FUND	$48,367.72

STATE FUND		--------
200-C MOD		--------
	TOTAL	**$50,646.64**

A motion was made by Commissioner Medeiros, seconded by Commissioner Bentley, and carried by unanimous vote to pay the vouchers for the month of June, 2026.

Communications: None

REPORT OF THE SECRETARY

As part of the Management Reports, the federal application information, as of June 30, 2026, is as follows:

Family..5151
Elderly..1338
Mixed Population...1889

After a brief discussion, a motion was made by Commissioner Underhill, seconded by Commissioner Bentley, and carried by unanimous vote to accept the Management Reports as submitted.

The next item was the Monthly Financial Operating Statements for the period ending May 31, 2026. A motion was made by Commissioner Bentley, seconded by Commissioner Underhill, and carried by unanimous vote to approve the Monthly Financial Operating Statements as presented.

UPDATE FROM EXECUTIVE DIRECTOR

Under Human Resources, Mr. Sbardella advised that we appointed a new Legal Services Liaison and Truck Driver.

Under Resident Services, Mr. Sbardella advised that a Community Fair is scheduled on July 16, 2026 at Sunset Hill and another scheduled on July 23, 2026 at Father Diaferio Village. A number of community and social service agencies, along with the Fall River Police Department and Fall River Fire Department will have informational booths set up.

In addition, our Family Days kicked off today at Bennie Costa Plaza and will continue throughout the summer, along with our Senior Concerts.

Under Modernization, the Window Replacement Project has begun at O'Brien Apartments, and will continue until completion around the end of November.

Under the Housing Choice Voucher Program (HCVP) (Section 8), Mr. Sbardella advised that the FRHA received funding for fifteen (15) Vouchers through the Foster Youth to Independence (FYI) Program for children aging out of foster care which will help these young adults transition to self-sufficiency. The Vouchers will be good until they reach twenty-six (26) years of age. The Authority has contracted with the Department of Children & Families to assist with this very worthwhile program.

Under Miscellaneous, Mr. Sbardella advised that he, Deputy Director McCoy, Ed Majewski, Director of Facilities Management and Duarte Sousa, CCTV Technician recently met with the Fall River Police Department to discuss partnering with the FRPD to integrate our security camera systems to be accessed by the FRPD at their headquarters surveillance suite. This will allow the viewing of any potential crime immediately without delay. The New Bedford Housing Authority currently has this in place and has proven to be very useful.

Mr. Sbardella advised that we were informed that the State Auditor's Office wants to audit several state agencies, including the Executive Office of Housing & Livable Communities (EOHLC) and six (6) Housing Authorities, one (1) of which is the Fall River Housing Authority. The Auditors were here for the past three (3) days, finishing today. The Board will be advised of the outcome of the audit, most likely at next month's Board meeting.

Mr. Sbardella's report was for information only and no vote was required.

NEW BUSINESS

MODERNIZATION

The Board was briefed on the following Modernization items.

The first item was the Contract Award for the Site Improvements/Tree Removal Project at Stanley/Ray Streets—689-5 (#095202) and Corky Row—705-2 (#095208).

Four (4) bids were received on June 10, 2026 for **Stanely/Ray Streets**, with the following results:

COMPANY NAME	BASE BID	ALTERNATES
Chestnut Tree & Landscape	$44,900.00	#1 Add $4,000.00 #2 Add $3,000.00 #3 Add $5,000.00 Bid w/Alternates: $56,900.00
North-Eastern Tree Service, Inc.	$47,500.00	
Gil-Den, Inc.	$58,400.00	#1 Add $5,500.00 #2 Add $2,500.00 Bid w/Alternates: $66,400.00
Regal Tree & Shrub Experts, LLC	$67,320.00	#1 Add $6,600.00 Bid w/Alternates: $73,920.00

The Project Scope of Work includes tree removal, stump grinding, tree trimming, loam and seed, area clean-up, installing two (2) new concrete walkways, driveway paving, fence repairs, as needed, and new railings to rear parking area.

Five (5) bids were received on June 10, 2026 for **Corky Row**, with the following results:

COMPANY NAME	BASE BID
Paul Nunes & Son, Inc.	$19,500.00
Regal Tree & Shrub Experts, LLC	$22,490.00
North-Eastern Tree Service, Inc.	$24,800.00
Gil-Den, Inc.	$58,000.00
Chestnut Tree & Landscape	$69,000.00

The Project Scope of Work includes tree removal, stump grinding, stump removal, tree trimming, mulch, loan and seed, area clean-up and pressure washing concrete planters.

Following a review of the bids, it was recommended that a Contract be awarded to the low bidder, Chestnut Tree & Landscape, in the amount of $56,900.00, including three (3) bid alternates, contingent upon final approval by EOHLC for Stanley & Ray Streets AND that a Contract be awarded to the low bidder, Paul Nunes & Son, Inc., in the amount of $19,500.00, contingent upon final approval by EOHLC for Corky Row.

The following resolution was introduced by Commissioner Medeiros, read in full and considered:

RESOLUTION NO. 39

BE IT RESOLVED BY THE MEMBERS OF THE FALL RIVER HOUSING AUTHORITY:

That a Contract be awarded to the low bidder, Chestnut Tree & Landscape, in the amount of $56,900.00, including three (3) bid alternates, contingent upon final approval by EOHLC for Stanley & Ray Streets **AND** that a Contract be awarded to the low bidder, Paul Nunes & Son, Inc., in the amount of $19,500.00, contingent upon final approval by EOHLC for Corky Row, is approved.

Commissioner Medeiros moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill, and the "Ayes" and "Nays" were as follows:

AYES	**NAYS**	**ABSENT**
Commissioner Medeiros Commissioner Underhill Commissioner Bentley Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The next item was Change Order No. 2 for the Elevator Modernization at George H. Cottell Heights, Mass. 6-10.

Change Order No. 2 is a CREDIT of $2,710.29 to the Contract for the following: 1) provide credit for PCO1 ($6,859.75) and 2) additional work for revised electrical for elevator lobby call boxes ($4,149.46). There is no change in Contract time.

Approval was recommended.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 40

BE IT RESOLVED BY THE MEMBERS OF THE FALL RIVER HOUSING AUTHORITY:

That Change Order No. 2 for the Elevator Modernization at George H. Cottell Heights, Mass. 6-10 decreasing the Contract amount by $2,710.29 to provide credit for PCO-1 ($6,859.75) and additional work for revised electrical for elevator lobby call boxes ($4,149.46), with no change in Contract time, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Medeiros, and the "Ayes" and "Nays" were as follows:

AYES	NAYS	ABSENT
Commissioner Bentley Commissioner Medeiros Commissioner Underhill Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The next item was the Certificate of Substantial Completion for the Site Improvements/Tree Removal at Maple Gardens, Fall River 200-2 (#095203), Elmer/Corbett Streets, 689-1 (#095205) and Bullock/Oak Grove Avenue, 689-4 (#095207).

The General Contractor for Maple Gardens, Regal Tree & Shrub Experts, LLC, substantially completed work on June 11, 2026; the General Contractor for Elmer/Corbett Streets, Regal Tree & Shrub Experts, LLC, substantially completed work on June 25, 2026 and the General Contractor for Bullock/Oak Grove Avenue, Gil-Den, Inc., substantially completed work on June 11, 2026. Approval was recommended, contingent upon final approval by EOHLC.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 41

BE IT RESOLVED BY THE MEMBERS OF THE FALL RIVER HOUSING AUTHORITY:

That the Certificate of Substantial Completion for the Site Improvements/Tree Removal at Maple Gardens, Fall River 200-2 (#095203), Elmer/Corbett Streets, 689-1 (#095205) and Bullock/Oak Grove Avenue, 689-4 (#095207); be approved and designating and authorizing the Chairman to execute said Certificate of Substantial Completion.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Medeiros, and the "Ayes" and "Nays" were as follows:

AYES	NAYS	ABSENT
Commissioner Bentley Commissioner Medeiros Commissioner Underhill Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The next item was the Certificate of Substantial Completion for the Electrical Infrastructure Upgrade at Edward F. Doolan Apartments, 667-2.

The General Contractor, M-V Electric, Inc., substantially completed work on June 9, 2026. Approval was recommended.

The following resolution was introduced by Commissioner Underhill, read in full and considered:

RESOLUTION NO. 42

BE IT RESOLVED BY THE MEMBERS OF THE FALL RIVER HOUSING AUTHORITY:

That the Certificate of Substantial Completion for the Electrical Infrastructure Upgrade at Edward F. Doolan Apartments, 667-2; be approved and designating and authorizing the Chairman to execute said Certificate of Substantial Completion.

Commissioner Underhill moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the "Ayes" and "Nays" were as follows:

AYES	NAYS	ABSENT
Commissioner Underhill Commissioner Bentley Commissioner Medeiros Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The last item was Change Order No. 2 for the Federal Pacific Panel Replacement and Fire Alarm System Replacement at Chor-Bishop Joseph Eid Apartments, 667-3; Bates/Orswell Streets, 689-3 and Stanley/Ray Streets, 689-5 (#095180).

Change Order No. 2 is an INCREASE of $9,132.00 to the Contract for the following: Add devices and door hold integration at Bates/Orswell Streets ($5,041.00) and add two (2) additional duct smoke detectors required ($4,091.00). There is no increase to the Contract time. Approval was recommended.

The following resolution was introduced by Commissioner Medeiros, read in full and considered:

RESOLUTION NO. 43

BE IT RESOLVED BY THE MEMBERS OF THE FALL RIVER HOUSING AUTHORITY:

That Change Order No. 2 for the Federal Pacific Panel Replacement and Fire Alarm System Replacement at Chor-Bishop Joseph Eid Apartments, 667-3; Bates/Orswell Streets, 689-3 and Stanley/Ray Streets, 689-5 (#095180), increasing the Contract amount by $9,132.00 to add devices and door hold integration at Bates/Orswell Streets ($5,041..00) and add two (2) additional duct smoke detectors required ($4,091.00), with no change to the Contract time, is approved.

Commissioner Medeiros moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the "Ayes" and "Nays" were as follows:

AYES	NAYS	ABSENT
Commissioner Medeiros Commissioner Bentley Commissioner Underhill Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

PROCUREMENT

The lone item was Contract award for the Trash Compactor Replacement Project at James A. O'Brien, Sr. Apartments, Mass. 6-5.

Three (3) bids were received and reviewed on July 8, 2026, with the following results:

COMPANY NAME	CONTRACT AMOUNT
Maguire Equipment, Inc.	Late/Unopened
Kneeland Construction	$38,000.00
Plum Creek Environmental	$25,178.50

Three (3) companies submitted bids in response to a solicitation regarding the Trash Compactor Replacement Project at O'Brien Apartments. The Project Scope of Work includes the removal and disposal of the existing compactor and the installation of a new compactor with a new control system.

Plum Creek Environmental, the low bidder, provided positive references and does not appear on the Massachusetts Debarment lists, and this bid is consistent with prior projects similar in scope. Their price is deemed reasonable and comparable to prior projects.

Plum Creek Environmental was not identified on any debarment list posted by the Massachusetts Department of Transportation, Division of Capital Asset Management and Maintenance or the Commonwealth's Attorney General's Office.

Based on their low responsive and responsible bid and positive background review, it was recommended that a Contract be awarded to Plum Creek Environmental, in an amount not to exceed $25,178.00.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 44

BE IT RESOLVED BY THE MEMBERS OF THE FALL RIVER HOUSING AUTHORITY:

That the Contract for the Trash Compactor Replacement Project at James A. O'Brien, Sr. Apartments, Mass. 6-5, be awarded to the low bidder, Plum Creek Environmental, in an amount not to exceed $25,178.00, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill, and the "Ayes" and "Nays" were as follows:

AYES	**NAYS**	**ABSENT**
Commissioner Bentley Commissioner Underhill Commissioner Medeiros Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

MISCELLANEOUS

The lone item was the updated Memorandum of Understanding between the Fall River Housing Authority and the Fall River Joint Tenants Council, Inc.

It was recommended that the Board approve the updated Memorandum of Understanding, dated July 13, 2026.

The following resolution was introduced by Commissioner Medeiros, read in full and considered:

RESOLUTION NO. 45

BE IT RESOLVED BY THE MEMBERS OF THE FALL RIVER HOUSING AUTHORITY:

That the updated Memorandum of Understanding between the Fall River Housing Authority and the Fall River Joint Tenants Council, Inc., dated July 13, 2026, is approved.

Commissioner Medeiros that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the "Ayes" and "Nays" were as follows:

AYES	**ABSTAIN**	**ABSENT**
Commissioner Medeiros Commissioner Bentley Chairman Long	Commissioner Underhill	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

At 4:58 p.m. a motion was made by Commissioner Underhill, seconded by Commissioner Bentley, and carried by unanimous vote to adjourn the meeting.

Kevin Sbardella

Kevin Sbardella, Secretary